

(approved by committee on July 20, 2020)

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, June 15, 2020 - 6:00 p.m.

Ives Grove Office Complex Auditorium
14200 Washington Avenue, Sturtevant, WI 53177

Pursuant to the Racine County Executive's Administrative Order Dated March 26, 2020, this meeting is being held via phone conferencing and no personal gathering will take place.

(NOTE: Audio recording from Racine County is available upon request. These minutes are intended as a summary of actions taken by the Committee and do not include verbatim or detailed accounts of all comments made by staff, the Committee and members of the general public present at the meeting.)

Committee present: Tom Hincz, Bob Grove, Brett Nielsen, Emily Lawrence, Tom Kramer
Mike Dawson, Jason Eckman

Youth in Government
Representatives present: Arev Buchaklian Riley Niemiec,

Staff present: Brian Jensen, Development Services Superintendent
Sarah Reed, Development Services Specialist

Chairman Hincz called the June 15, 2020 Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:00 p.m. He introduced the Committee and staff and explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

PUBLIC HEARING

1. Payne & Dolan, Inc., Owner & Applicant
6:04
6:18
- Conditional Use to continue a non-metallic (sand and gravel) extraction operation and related accessory uses and reclamation, (Honey Creek Site); located in the M-4, Quarrying District; 34422 High Drive; Sec. 31, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041931-001000/-005000/-011020/-013000/-014000)
Note: No changes to the conditions of the existing conditional use permit are requested

Brian Jensen reviewed the petition and public hearing testimony. This is an annual two-year renewal. Staff has reviewed the plans and visited the site and determined the quarry is operating within its approval. The financial assurance bond is current and adequate. There have been no complaints on this property. The Town of Waterford has approved this petition.

Clint Weninger and Brianna Bucholtz, the applicants, were present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use appears to be permitted by underlying zoning; based on other things going on in the area, the proposed use appears "to fit" with the uses in the district; the use appears to be in the public interest by providing a valuable site asset and promoting the welfare of the community.

The Racine County Conservationist has reviewed the current quarry operation and determined that the proposed quarry operation in compliance with previous conditions and requirements.

DECISION

GROVE MOVED, seconded by Eckman, to approve the conditional use as the use appears to comply with all other provisions of Chapter 20, such as lot width and area, yards, height, parking, loading, traffic, highway access, and performance standards, and based on the other things going on in the area, the proposed use appears to fit with the uses in the district; and, the use appears to be in the public interest by providing a valuable site asset to the community.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Buchaklian: aye
Youth Representative Niemiec: aye

Motion carried unanimously. VOTE: 7/0

2. Douglas & Debra Deback Rev. Trust, Conditional Use to continue a non-metallic (sand and gravel) extraction operation and related accessory uses and reclamation (Prager Site), (PKA Prager/Schroeder Site); located in the M-4, Quarrying District; 7512 Highway 83; Sec. 7, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041907012010)

Note: No changes to the conditions of the existing conditional use permit are requested

Jensen reviewed the petition and public hearing testimony. This is an annual two-year renewal. Staff has reviewed the plans and visited the site and determined the quarry is operating within its approval. The financial assurance bond is current and adequate. There have been no complaints on this property. The Town of Waterford has approved this petition.

Clint Weninger and Brianna Bucholtz, the applicants, were present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use appears to be permitted by underlying zoning; based on other things going on in the area, the proposed use appears “to fit” with the uses in the district; the use appears to be in the public interest by providing a valuable site asset and promoting the welfare of the community. This approval is contingent on clean topsoil being brought to the site for reclamation purposes only.

DECISION

KRAMER MOVED, seconded by Grove, to approve the conditional use approval as this use appears to comply with all other provisions of Chapter 20, such as lot width and area, yards, height, parking, loading, traffic, highway access, and performance standards, and based on the other things going on in the area, the proposed use appears to fit with the uses in the district; and, the use appears to be in the public interest by providing a valuable site asset to the community.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Buchaklian: aye
Youth Representative Niemiec: aye

Motion carried unanimously. VOTE: 7/0

GROVE MOVED, seconded by Kramer, to close the Public Hearing portion of the meeting.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Buchaklian: aye
Youth Representative Niemiec: aye

Motion carried unanimously. VOTE: 7/0

COMMITTEE MEETING

PLEASE NOTE: While the following agenda items are up for discussion and action before the Committee and the Committee may ask questions of the petitioners or affected neighbors, this portion of the agenda is a committee meeting and not a public hearing, and public hearing testimony may not be taken. All are welcome to attend.

1. Decisions on preceding petitions
2. Review, discussion, and possible approval of the May 18, 2020 summary minutes
6:17

GROVE MOVED, seconded by Lawrence, to approve the May 18, 2020 summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Buchaklian: aye
Youth Representative Niemiec: aye

Motion carried unanimously. VOTE: 7/0

3. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
6:21

GROVE MOVED, seconded by Kramer, to receive and file the following referral:

1. Report No. 2020-11 confirming the reappointment of Thomas Roanhouse to The Eagle Lake Management District Board by County Executive Jonathan Delagrave.
2. Report No. 2020-13 Confirming the appointment of Tom Kramer and the reappointments of Mike Dawson, Thomas Roanhouse, Thomas Czerniak and David Smerchek to the UW Extension Education Committee by County Executive Jonathan Delagrave.
3. Notification of Proposed Revocation of Air Permits for InsinkEerator located at 4700 21st Street Racine from Wisconsin Department of Natural Resources.

4. Public Notice of an Air Pollution Control Permit Application Review for Advanced Disposal Services Mallard Ridge Landfill, INC. located at W8470 State Road 11 Delavan, Walworth County, from Wisconsin Department of Natural Resources.
5. Public Notice of an Air Pollution Control Permit Application Review for USG Interiors, LLC located at 208 Adeline Street Walworth, Walworth County, From the Department of Natural Resources.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Buchaklian: aye
Youth Representative Niemiec: aye

Motion carried unanimously. VOTE: 7/0

4. Other business as authorized by law
5. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, July 20, 2020
6. Adjourn
6:26

There being no further business, **KRAMER MOVED, seconded by Grove**, to adjourn at 6:26 p.m.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Buchaklian: aye
Youth Representative Niemiec: aye

Motion carried unanimously. VOTE: 7/0